

4838

Haney
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: OKA TakumaHOME ADDRESS: 72495 Dewdney Trunk Rd., Whonnock, B.C.REGISTRATION NUMBER 13683 SEX: Male AGE: 38OCCUPATION: Farming.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: Mitsuno 4841ADDRESS OF WIFE OR HUSBAND: Dewdney Trunk Rd., Whonnock, B.C.NAMES OF ANY LIVING CHILDREN: Keiko (F) Yoriko (F) Miki (F),
Lillian (F), Tadashi (M).ADDRESS OF CHILDREN: Dewdney Trunk Rd., Whonnock, B.C.AGE OF CHILDREN: 7, 6, 4, 2, 1.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 10 acres - Dewdney Trunk Rd.,Lot 7 - Block S.W., Section 22 - Township 12 - Map 3118.2. BUILDINGS AND OTHER IMPROVEMENTS: House - 9 room 2 storey -
house (incubator) brooder house (3) - chicken house (3).3. INSURANCE (Give particulars; state where policies are) Tanaka Life Insurance
Agent for \$1500.00 on house4. TAXES (Amount and where payable) \$38.70 paid to the Municipality of
Maple Ridge, Haney, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) Leased to G. Curtin,
Whonnock, B.C. the berry crop and house for one third of
gross return.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety Deposit Box in Bank of Montreal, Haney, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1 acre of strawberries, 1 acre of raspberries, 77 prune trees, 25 pear trees, 5 apple trees, 3 plum trees, 1 cherry tree, -

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, See Section 2.
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
- Will be left in incubator house :- 1 incubator, 1 brooder stove, 9 chicken boxes, 9 egg boxes, 8 windows, 1 8 gallon jar, incubator 2000 sheets shingles, - To be left in the house in the custody of Mr. J. Curtin, - 8 dozen fruit jars, kitchen stove, heater, household furnishings etc.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
- None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$150.00 Victory Bond 1942 - in owner's possession
\$150.00 Victory Bond 1941 - in owner's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Man Life Assurance Co., for \$1,000.00 - Man. wife
Mitsuno - Premium - \$41.95 annual payment - 25 year endowment -
Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B.C. No. unknown.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of April 1942.

(Signature)

T. Oka.

J. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 10/43

Full Name OKA, Takuma
(Surname in Block Letters)

Registration No. 13653

Male - Female
(check)

Age 22, 1904

Former Address R.R. No. 1, Ashcroft, B.C.

Date Evacuated May 6/42

Naturalized - Canadian-Born - National
(check)

Present Address E.J. Tamm, Stirling, Alta.
Stirling, Alta.

Married - Single
(check)

Name of Wife (nee Sano) Mitsuno #13652

Name of Husband

Name of Mother (nee Iwano) Kim. Iwano Name of Father OKA, Tomaru

Names of Children under 16 Sadashi (M) Sept 29/41

Our File No. 4838

Registered with Custodian
(yes or no)

Requested By Violet Scott

Additional Information Living 10 Ave. - house -

gas check at above address

REAL PROPERTY SUMMARY

Files 4836, 4841.

V.L.A. B.O. 125-P

JAPANESE NAMES: Takuma OKA - - Reg. No. 13683
Mitsuno OKA - - Reg. No. 13682.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 2498 Dowdney Trunk Road, Haney, B. C.

LEGAL DESCRIPTION: Lot 7 of the South West quarter of Section 22 Township 12 Map 3118 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Takuma OKA and Mitsuno OKA "Joint Tenants"

ENCUMBRANCE: Vesting 25316 - 15th January 1943.

ASSESSED VALUE: 1942 -
Land \$900.00
Improvements \$1900.00 Total \$2800.00 Taxes \$50.09.

CLASSIFICATION: Inspector reported May 16, 1942, a farm of 10 acres of which 1 was in strawberries and 1 in raspberries, with a 2 storey frame house 28 x 40, 9 rooms in fair condition, vacant at the time of inspection; incubator house, 3 brooder houses, 3 chicken houses. Property operated by J. CURTIN.

HISTORY OF ADMINISTRATION: Lease dated 24th April 1942, Takuma OKA to James H. CURTIN for 1 year from the 1st May 1942, the rental to be 1/3rd of the net profits after all marketable expenses and taxes are paid.
This lease was renewed on the 6th January 1943 by the Secretary of State to J. Rudner CURTIN with storage space reserved, from the 1st January 1943 to the end of the year at a rental of \$180.00.

SOLD: To The Director The Veterans' Land Act for \$1866.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the joint credit of Takuma OKA and Mitsuno OKA, sale price \$1866.00 plus taxes from Mr. Curtin \$60.00, proceeds of crop interest \$133.01, rental Curtin \$5.00, rental for sign \$6.00, refund of insurance \$11.28, total \$2081.29; less taxes \$55.09, Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$74.09. Net amount released \$2007.20.

TITLE: Included in C. of T. 171305-E and payment of consideration included in cheque to the Custodian dated March 22nd, 1944.

OLD C. OF T. NO. 112144-E: In Safety Deposit Box in the Bank of Montreal, Haney, B. C., to the order of the owner.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED May 22nd, 1946.
IM:NL

Seulleaspheman

FIRE INSURANCE SUMMARY

File No. 4838
4841

Net Takuma OMA
Mitsuno OMA

Reg. No. 13683
" " 13682.

At date of evacuation the owners carried insurance in the North West Fire Insurance Co., policy number 205707, expiring 11th September 1944, in the amount of \$1000.00 on dwelling and \$500.00 on household effects. Policy was transferred to The Director The Veterans' Land Act.

This summary is certified to be in accordance with the information on file.

[Signature]

DATED May 22nd, 1946.

IM:ML

LIABILITY SUMMARY

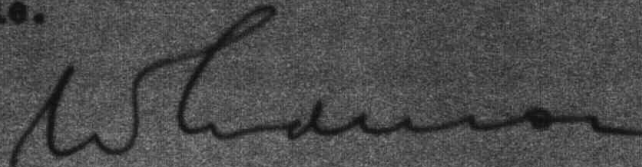
File No. 4838

Re: OKA. Tokuma - Reg. No. 13683

This file reveals no liabilities, neither does the
file of his wife.

The above summary is certified to be
in accordance with the information
on file.

WEA:KH
May 14, 1946

A handwritten signature in dark ink, appearing to read "W. H. Anderson", is written over the bottom right portion of the page.

PERSONAL PROPERTY SUMMARY

File No. 4838

Re: OKA, Tokuma - Reg. No. 13683

CHATELS: The above Japanese and his wife both declared that chattels were being left on the property. Our fieldmen inventoried the chattels on May 16, 1942 after their evacuation on May 6, 1942. Details of same and liquidation are shown on the attached Chattel Schedule.

A shipment of some chattels was made by the tenant, Mr. Curtin, on May 18, 1943 and the hauling expenses of same amounting to \$1.00 were paid from the Joint Account of the Japanese and his wife here while Mr. Curtin paid \$1.24 express charges and deducted same from his rent account.

A further shipment at the request of OKA was made with the co-operation of the Department of Labour, Japanese Division, on February 29th, 1944 expenses having been paid to that department by OKA.

All saleable chattels found on the property were removed and sold by public auction for the net sum of \$10.27 which sum has been credited to the Joint account here. A few items were abandoned as being worn out and not saleable and some shingles and a trunk were missing. We were unable to find out what happened to these effects as Mr. Curtin died very suddenly just previous to our picking up the goods.

OKA informed us in his letter of February 15, 1943 that he had left an electric incubator with a Mr. Hermanson stating he would be agreeable to sell same for \$100.00. Mr. Hermanson would not purchase for that sum so our fieldmen found a purchaser and obtained \$115.00 which amount was credited to the Joint Account and OKA was so advised on May 1st, 1943.

SPECIFIED ARTICLES: This file reveals no Specified Articles.

ACCOUNT RECEIVABLE: The Army and Navy Department Stores had a sign on OKA's barn for which they offered to pay \$2.00 rent for 1942. Upon referring the matter to OKA it was found that rental arrears were owing and therefore the sum of \$6.00 was collected by this office and credited to the Joint Account here covering 3 years sign rental.

BONDS & INVESTMENTS: OKA declared \$200.00 in Victory Bonds in his possession but these were not brought under control by the Custodian. However, on May 26, 1943 a \$100.00 Bond was forwarded through the Department of Labour, Japanese Division, to this office for safekeeping. Three interest coupons amounting to \$4.50 were cashed by this office as they became due and the funds credited to his personal account here up to the date the bond was returned to him at his request on September 13, 1944.

File No. 4838

(Personal Property Summary - cont.)

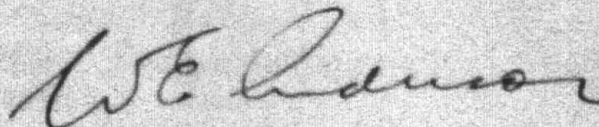
LIFE INSURANCE: OKA declared having a \$1,000.00 Sun Life insurance policy. This was not brought under control by the Custodian however the following insurance premiums were paid from the Joint Account at his request:

November 24th, 1944	\$41.95
November 23rd, 1945	\$41.95

SAFETY DEPOSIT BOX: OKA declared having a box at the Bank of Montreal, Haney, B.C. This was not brought under control by the Custodian.

This file reveals no other Personal Property assets.

The above summary is certified
to be in accordance with the
information on file.



WEA:EH
May 27, 1946

CHattel Schedule

File Nos. 4838 & 4841

Registered: April 20, 1942.

Evacuated: May 6, 1942

Re: OKA, Tokuma

OKA, Mitsuno

Reg. No. 13683

Reg. No. 13682 (wife of the above)

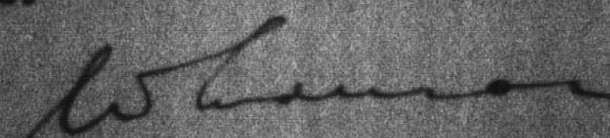
Declared	Custodian Inventory May 16, 1942	Auctioned	
incubator	x	16/5/45	
brooder stove	8 x	1 - 16/5/45	1 shipped 29/2/44
9 chicken boxes			Could not locate.
9 egg boxes			Could not locate.
8 windows			Could not locate.
8 gallon crock			Could not locate.
2000 shingles	quantity		Missing.
8 doz. jars			Could not locate.
range	x	16/5/45	
heater	x		Abandoned.
household furniture	(See below)		
	hand cultivator	16/5/45	
	kitchen cabinet		Abandoned.
	2 beds	1 - 16/5/45	1 - Abandoned.
	5 chairs	16/5/45	
	straw trunk		Missing.
	gramophone & records	16/5/45	

(Incubator left with Mr. Hermanson was sold for \$115.00. In OKA's letter of February 15, 1943 he stated that he would accept \$100.00. He was advised of the sale for \$115.00 on May 1st, 1943.)

(6 rolls of linoleum shipped by Mr. Curtin May 18, 1943. Charges of \$1.00 paid from the Joint Account here.)

(Hand water pump shipped February 29th, 1944.)

The above Chattels Schedule is certified to be in accordance with the information on file.



WHA:EH

May 27th, 1946

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Takuma Oka

File No. 4838

E. J. Fawcett
Box 26, Raymond, Alta

Reg. No. *15683*

Company Sun Life

Agency Vancouver Agency

Policy No. 2153837

Premium = \$ 41.95

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month December Day 1

REMARKS:

Letter sent 13/7/43

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4838

MUNICIPALITY: Maple Ridge.

Date: May 16th. 1942.

NAME: OKA. Takuma, (2495)

REGISTRATION NO. 13683.

ADDRESS: Opposite 2498 Dewdney Trunk Road, Haney, B.C.

PROPERTY: Jointly owned by his Wife. Mitsuno OKA.

ACREAGE: 10.

KIND OF CROPS: Strawberries Raspberries.

APPROXIMATE ACREAGE OF EACH: 1. 1.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 2 Story wooden frame house. ROOF: Shingle.

SIZE: 28 x 40.

NO. OF ROOMS 9.

CONDITION: Fair.

OTHER BUILDINGS: Incubator house, 3 Brooder houses, 3 Chicken houses,
(Room for 1100 Birds)

NAME OF LESSEE OR RENTOR: J. Curtin. Lives across the road.

TERMS: OKA. gets 1/3 of nett returns.

WATER: "Well"

ON:

OFF:

LIGHT:

ON:

OFF: Yes.

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in Incubator house, the following,

1 Incubator

1 Brooder stove & Hoover.

Hand cultivator.

Quantity of Shingles.

Stored in the house.

Kitchen range.

Kitchen cabinet.

Heater.

2 Beds complete.

5 chairs.

Straw trunk.

Gramophone & records.

*Sold by Auction
28/5/45 Messrs 19*

Signed:

I. G. Bardwell.

THIS AGREEMENT, made in duplicate this twenty-sixth day of May in the year of
Our Lord one thousand nine hundred and thirty one.

BETWEEN

THOMAS WALTER HALLAS

of Telegraph Creek, in the Province
of British Columbia. Miner.

and

HALBERT MENZIES

of the town of Port Haney, in the
aforesaid province.

hereinafter called the "Vendor" of the one part

AND

TAKUMA OKA

of the town of Port Haney, in the
aforesaid province. Farmer.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed
to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned,
that is to say: - ALL AND SINGULAR that certain parcel or tract of land and premises
situate, lying and being in the Municipality of Maple Ridge, the Province of British
Columbia, and more particularly known and described as Lot Seven (7), of South West
quarter, Section Twenty-two (22), Township Twelve (12), New Westminster District,
Map No. 3118.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the
price or sum of --- EIGHT HUNDRED (\$800.00) ----- Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter
mentioned, that is to say: the sum of --- TWO HUNDRED AND FIFTEEN (\$215.00) ---
Dollars on the execution of this Agreement (the receipt whereof the said Vendor
doth hereby admit and acknowledge), and the balance payable as follows:

One Hundred Dollars (\$100.00) on September 1, 1931.

One Hundred Dollars (\$100.00) on September 1, 1932.

One Hundred Dollars (\$100.00) on September 1, 1933.

Two Hundred and Eighty-five (\$285.00) Dollars on September 1, 1934

TOGETHER with interest on the balance from time to time owing under this Agreement
at the rate of seven (7%) per cent. per annum, payable with each installment of
principal.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser ninety days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover,

addressed as follows:

Takuma Oka, Port Haney, B. C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "Otto Ogren"
Address "Port Haney B C"
"Farmer"
"as to all signatures"

"Thomas Wolter Hallas
by his Attorney in fact
Halbert Menzies
H. Menzies"

"T. Oka"

AFFIDAVIT OF WITNESS

Province of British Columbia)
To Wit:

I, OTTO OGREN of the town of Port Haney, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by Halbert Menzies and Takuma Oka the part thereto, for the purposes named therein.
2. The said instrument was executed at Port Haney
3. I know the said parties, and that they are of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Port Haney)
in the Province of British Columbia, this 4th)
"4" day of "J" June 1931)
... "S. Mussallan" }
A Notary Public in and for the Province of British Columbia.

....."Otto Ogren".....

FOR MAKER (INCLUDING MARRIED WOMAN)

I HEREBY CERTIFY that, on the _____ day of _____, 193____, at _____, in the province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that _____ the person mentioned in the annexed instrument as the maker thereof, and whose name _____ subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at _____ in the Province of
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and thirty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

FOR ATTORNEY

I HEREBY CERTIFY that, on the 4th day of June 1931, at Port Haney in the Province of British Columbia HALBERT MENZIES, who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of THOMAS WALTER HALLAS to the annexed instrument as the maker thereof, that the said THOMAS WALTER HALLAS is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said HALBERT MENZIES knows the contents of said instrument, and subscribed the name of the said THOMAS WALTER HALLAS thereto voluntarily as the free act and deed of the said THOMAS WALTER HALLAS under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Port Haney in the Province of British Columbia, this 4th day of June in the year of our Lord one thousand nine hundred and thirty one

"S. Mussallen" (Seal)

A Notary Public in and for the Province of British Columbia.

A Commissioner for taking affidavits within British Columbia.

DATED May 26 1931

THOMAS WALTER HALLAS

&

HALBERT MENZIES

AND

TAKUMA OKA

AGREEMENT
FOR SALE OF LAND

Hal Mensies,

Port Haney, B.C.

Notary Public.

Registered June 9, 1931
under # 68937
"H. Mensies"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 7/48.

J. Smith
d/y

THIS AGREEMENT

Made in duplicate the 24th day of April, 1942.

BETWEEN:

Takuma Oka, hereinafter called the "Owner"
of the First Part

AND

James H. Curtin hereinafter called the
"Operator" of the Second Part.

The said "Owner" leases for a term of One year
from the 6th Day of May 1942 to the 6th Day of May 1943 to
the said "Operator" the property hereinafter described
together with crops thereon, being on Subdivision Seven (7)
of the South West Quarter of Section Twenty Two (22), Township
Twelve (12), Municipality of Maple Ridge, Province of British
Columbia.

The "Operator" agrees to continue the cultivation
of the crops and market same to the best of his ability, and
after all marketing expenses are paid including the Municipal
taxes on the property he shall pay to the "Owner" One-Third of the
net profits. It being understood that the "Operator" and his
family will receive no other remuneration for the cultivation
and marketing of the crop.

The "Operator" agrees to exercise due diligence
in protecting the buildings on the property. Any rent received
by the "Operator" from said buildings to be paid to the "Owner"
after deducting all expenses incurred to keep the buildings in
repair. No major expense to be incurred without the written
permission of the "Owner".

IN WITNESS WHEREOF the said parties have hereunto
set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of
Signature of Witness

"Richard Rudolph"
Address:
Whonnoek, B. C.

Signature of Witness

"Jos Gallinatti"
Address:
Whonnoek, B. C.

"T. Oka"

"J. H. Curtin"

4838

17th July, 1942.

The Army & Navy Dept. Store Ltd.,
27 W. Hastings,
Vancouver, B.C.

Attention: Advertising Dept.

Dear Sirs:

re: Takuma OKA - 2497 Dewdney
Trunk Road, Haney, B.C.

Checking on the above's property we find
erected two signboards advertising the Army and Navy
Department Stores.

As the owner of this property has been
evacuated from the protected area of British Columbia,
we would very much appreciate your informing us whether
the above has been receiving compensation for these
signboards.

Thanking you in anticipation, we are,

Yours truly,

Manager,
Farm Department.

HRC:GF

4838

October 5, 1942

Mr. Takuma OKA,
Registration No. 13683,
c/o E.J. Fawns, Box 26,
Raymond, Alberta.

Dear Sir:

We are informed by Messrs. Fleishman & Meagher, barristers and solicitors, whose address is 314 Standard Bank Building, Vancouver, that the present directors of the Haney Box Company Limited (formerly known as the Growers' Box Supply Company Limited) are as follows:

Phillip Pawson
John Sydney Pawson
Ernest B. Hampton
A.H. Fleishman

If you desire any information in connection with the operation of the Haney Box Company Limited we suggest that you communicate direct with Messrs. Fleishman & Meagher whose address is given above.

Yours truly,

R.P. Alexander
Manager

RPA:LF

Richardson

Raymond Alta.

Dec. 2/1942.

C. E. J. Gawn.

Box 26, Copy.

Dear Sir

OFFICE OF THE COMMISSIONER
JAPANESE SECTION
RECEIVED
DEC 7 1942

Received your letter many times. Sorry
that we have not answered promptly.
About the Army & Navy signboards, oh 1940
we received from them for 1 yr - \$2.00.

They promised for 1941 - \$10.00 but we did
not receive it. The same with this year.
Will you please connect with the
Army & Navy and to send us.

We did not make any agreement
about this matter.

Yours truly
Takuma Oka.

Reg. NO. 13683.

File NO. 4838.

(1)

REGINA

MOOSE JAW

EDMONTON

VANCOUVER

NEW WESTMINSTER

ARMY & NAVY DEPARTMENT STORE LTD.

CANADA'S BIG LOW PRICE MAIL ORDER HOUSE

WHOLESALE, RETAIL AND MAIL ORDER

HEAD OFFICE:
1156 TO 1178 OSLER STREET
REGINA, SASK.

25-27 HASTINGS ST., W.

VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	4838
Ans.	
Referred	<i>Laffey</i>

DECEMBER 17th/42.

Dept. of The Secretary of State,
Offices of The Custodion of Enemy Property,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Received 30-12-42
[Signature]

Attention Mr. R.D. Richardson,
Mgr. Farm Department.

Dear Mr. Richardson:-

Contents of your letter dated December 11th carefully noted. We wish to advise you that the Highway Sign Company erected these Signs and we paid them for erection and location.

We know nothing about any arrangements made with Mr. Oka but, if Mr. Oka did not receive the rentals of 1941 and 1942 we will be willing to pay him for same at the same rate as his original arrangement with these people, that is \$2.00 per year.

If you should care to continue to rent us this location for 1943 for \$2.00 we will mail you cheque as these locations are not worth any more.

We remain,

Yours very truly,
ARMY & NAVY DEPT. STORE LTD.

J. R. Bolocan

Inkuma oka

JLB/bmcl

CANADA'S FASTEST GROWING DEPARTMENT STORE

4838

January 4th, 1943.

Mr. Takuma OKA,
Reg. No. 13683,
C/o E. J. Fawns,
Raymond, Alta.

Dear Sir:

We acknowledge receipt of your letter dated December 2nd regarding the matter of two Army & Navy signboards erected on your property.

We have recently communicated with this Department Store and they have informed us that the arrangements they made with you are \$2.00 yearly and if they have not paid you for the years 1941 and 1942, they are quite prepared to do so. They have also expressed the desire to continue the rental location of their signboards for the year 1943 at the same rate.

We are bringing this matter to your attention once again and would appreciate receiving an early reply so that an amicable settlement can be made.

Yours truly,

R. D. Richardson,
Farm Department.

HRC/EM

TRANSLATION

January 22, 1943

To: File No. 4838

From: T. Oka
Reg. No. 13683
c/o E. J. Fawns
Raymond, Alta.

"Your letter of January 4th, regarding the Army & Navy signboard, has been received.

"As it was for half a year only in 1940, \$2.00 was paid, but for 1941 the promise was for \$10.00 per year.

"If the Army & Navy (store) say they will only pay \$2.00 per year for 1941 and 1942, as the agreement was verbal, it cannot be helped.

"I know it is very troublesome for the Custodian, but will you please see that for 1943 the greatest benefit will result from the arrangements?

"As I cannot understand English, I make many mistakes in reading English letters, so will you please write in Japanese?"

FTW:NDZ

274

4838

January 27th, 1943.

Army & Navy Dept. Store Ltd.,
27 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Takuma OKA

We have had some previous correspondence regarding two signs on a building owned by the subject Japanese at 2498 Dewdney Trunk Road, R. R. #1, Whonnock.

With reference to your letter of December 29th regarding 1941 and 1942 rental on these signs, we must say that we consider \$2.00 per year per sign cheap advertising and are willing to settle at that rate. If it is your intention to continue these arrangements for 1943, we are quite willing to enter into this arrangement on behalf of the subject Japanese.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

EVACUATION SECTION
 Rec'd FEB 19 1943
 File No. 4838
 Ans.
 Referred Rick G. L.

Reynold, Albert

Dear Sir -

Mr. J. H. Luntin of R.R. # 1, Whinnock, B. C. is looking after my farm & Oha of the above address. He has informed in his letter of Dec. 14, 1942 that he has made an initial payment of sixty dollars to you and also in his second payment made the sum of one hundred thirty three dollars and one cent. I wish to state that I am having a very hard time out here and wish if possible to clear me the total of (\$193.01) to me in the immediate future.

I also bought a incubator for hatching eggs from the
Orachman Kerr Co. of Hancey branch which I bought in 1941 and sold
it to Mr. S. V. Hermanson, ^{P. O. Box 1, Womand, N.C.} but have not yet received any pay from
him. If he does make pay ment to you please send us the amount of one
hundred dollars, the agreed sum. In case he does not make pay ment
please see to it that you hold it for me at my house. Also I left with
Mr. Hermanson over two hundred feet of electric wiring, twelve sockets
plus cord, 20 amperes switch being two and also egg tester for incubator
when hatching. In case Hermanson maybe using the incubator

allow him to finish and then hold for me at my house. In case you wish to
make inquiries in regard to the incubator please contact Mr. Whitehead
of the Hanes branch of the MacArthur-Kerr Company.

Yours truly,

J. Oka

return address:

Mr. J. Oka
c/o Mr. E. Givens, Box 26
Raymond, Alta.

In regards to the ~~the~~ above I have also written to Mr. Hornum.

Cash 162 92

Stirling Alta
April 27, 1943.

Mr. R. D. Richardson
Custodian, Farm Dept.
506 Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 30 1943
File No.	4136
Ans.	
Refer	Anderson

Sir:

A few weeks ago I wrote to Mr.
V. Hermanson R.R. No. 1. Thonack, B.C. in connection
with my incubator, which was left in his
custody, and he wrote back to me stating that
my incubator was recently removed from his
premises and sold by the custodian. Now up
to this moment of writing I have not heard from
you regarding this sale, but if ^{this} information is
true and you have already sold my incubator,
I would appreciate it very much if you would
remitt whatever amount you have collected
from this sale, together with the balance of \$38.92
which I have not received from the previous sale
of my crop to Mr. Curtain.

From your letter to me of Feb 23, your file
No 4838-41. I learned that the credit balance
left in my favor was \$, 36.92 after deducting
taxes and such, out of which I only received
\$100. in cheque up to the present.

Now, owing to the very small income
from my part work last year and long period of
unemployment during the winter I am at
present in great economic distress, and my
only hope of getting by ~~with~~ until work begins
is your prompt remittance. My need of money
is urgent and I must appeal to you once
again to your ~~and~~ sympathy and understanding
for your immediate remittance.

Yours truly

Takuma Oka

Reg No. 19683

Our new address is

Takuma Oka

Stirling Alta.

R.R. No. 1, Whonook, B. C.,

May 3rd. 1943.

R. T. Richardson, Esq.,
Custodian Japanese Affairs,
506 Royal Bank Building,
Vancouver.

ATTENTION MR. ANDERSON.

EXAMINATION SECTION	
MAY 4 1943	
FILE NO.	12/5
Ans.	
Referred	<i>Anderson</i>

Green

Dear Sir:-

Re Your File No. 4838 & ~~4841~~ - Oka.

I am in receipt of a letter from Mr. T. Oka, whose present address is Box 26, Raymond, Alta.

Mr. Oka asks me to ship to him in Alberta all the linoleum stored in his house covered under the above file. If this meets with your approval, I will be only too pleased to do this, advising you when shipment is made and the approximate quantity of linoleum.

Yours truly,

J. H. Curtin

4838

May 14th, 1943

Mr. J. H. Curtin,
P. R. No. 1,
Whonock, D. C.

Dear Sir:-

Re: Takuma OKA

Thank you very much for your letter of May 3rd and your offer to ship the linoleum required by this Japanese. We should be very much obliged if you would undertake this. If you are unable to ship charges collect, please advise us the cost, sending at the same time any freight or trucking bills and we will reimburse you from funds here to this man's credit.

Yours truly,

H. F. Green
Protection Department

HFG:IF

R. R. No. 1, Whomeek, B. C.

May 20th., 1943.

Office of the Custodian,
Protection Dept.,
806 Royal Bank Bldg.,
Vancouver,

EVACUATION SECTION	
Rec'd.	MAY 24 1943
File No.	
Ans.	27/5
Referred	

Dear Sirs:-

- Re Takuma Oka, Your File 4838 -

Your letter of May 14th. duly received and on the 18th. instant I shipped Mr. Oka by C.P.R. freight, charges collect, six rolls of linoleum, weighing 200 pounds.

This linoleum was shipped the way I found same and was taken from the premises to the Railroad by Mr. R. Rudolph, R.R. No. 1, Whomeek, B. C. Mr. Rudolph's charges in this connection are \$1.00. The distance to the railroad being over three miles, a special trip was made, I think the charge very reasonable and either you may pay him direct or I will take care of it.

Yours truly,

J. H. Curtin.

Date 4838

T. M. Oka

June 107

File 1000

July 5, 1943.
Raymond, Alberta,

Dear sir -

I have a brooder stone in the incubator house on my farm there and if it is not too much trouble, will you please arrange to have this brooder stone sent to me but minus the top umbrella or the the galvanizing it which can be left behind as it will not be required.

And also will you please inquire as to the price regarding this brooder stone. Thanking you again kindly,

Yours truly,
T. M. Oka.

I have received your postal note of five dollars which you sent me. If at all possible will you try to send me my stove, brooder stone. A piece for it lies behind the stove which is necessary for coal burning as please send that also. Thank you again.

4838	Mr.	Tokumura	OKA	13683
4841	Mrs	"	"	13682

EVACUATION SECTION

Rec'd JAN 5 1944

File No. _____

Ans. _____

Referred _____



BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address

Go H.R. Eaglin
Stirling P.O. Alta.

Date

Sept 15/43

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, OkaPolice Registration No. 13683

hereby request you to release to me the under-noted property

stored at House of my property at Stirling P.O.in possession of in care of Mr. E. Carterand I release you from any claim whatsoever with respect to
such property.

Description of Property:

① Brooder stove without the umbrella
or galvanized tin
② ~~Brooder stove~~

③ Hand water pump

Original Address

R.R.#1, K. Hornsby B.C.

Date Evacuated to Vancouver

Left Hany

Date Evacuated to Present Address

May 6th 1942

Number in Family - 12 years and over

and 2

Number in Family - 5 to 11 years old

3

Number in Family - under 5

2

TOTAL NUMBER IN FAMILY

7I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Takuma Oka
 Claimant Signs Here

Note:

 B. C. Security Commission is now at
 360 Homer Street,
 Vancouver, B. C.

December 27, 1943 - Received \$5.00

28/43 Deposited to Receiver General \$5.00

BC-123-P
BC-1543-A

BC/123-P
BC/1543-A

Page 1

U.S. Form No. 40
(Sheet 1)

Farm Appraisal Report

File No. JL 283

Land Description Lot 7 of the SW 1/4 Sec. 22, T. 12, R. 31, S. 1, D.

Containing 10 m. or 1. Acres

Owner's Name T. A. M. Oka

Post Office Address R.R. #1, Haney, B.C.

Nearest Rail Point Haney on C.P.R.

Distance 3 miles.

Market Town Haney 2 1/2 miles, New Westminster 23 miles

Distance

Church (give denomination) All denominations Haney

Distance 2 1/2 miles.

Nearest School Alex. Robinson 1/2 mile, Haney High School

Distance 2 1/2 miles.

State how property was identified: Regat. Plan, road and survey posts.

Roads: State whether property has access to main road, the kind of road and its condition.

Has frontage of 325' on Deedney Trunk Rd., along south boundary - good, hard-surfaced road.

Is this district a good one? Fairly good.

Employment opportunity Fair but limited to 1 or 2 lumber mills and Haney brick-yard.

Predominating Nationality and religion: British and protestant with some Japanese.

Describe Fencing and its condition: Property unfenced.

Value \$

Water supply: About adequate from 2 seepage wells in clay, and each about 7'x7'x16'. Value \$

BUILDINGS ON FARM

4841-4838

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	22 x 24	lumber	16'	shgl	10 yrs	cement blk.	very fair	1250.00
Add'n.	18 x 24	"	12'	"	1	"	"	"
Woodshed	20 x 40	rough lbr.	8'	shk.	10"	post	poor	30.00
BARN	"	"	"	"	"	"	"	"
Brooders	14 x 16	lumber	6'	"	4	post	fair	60.00
Box 1 Bro.	14 x 22	"	6'	"	4	post	"	40.00
Brooder	12 x 14	"	6'	"	4"	"	"	20.00
CHICKEN	"	"	"	"	"	"	"	"
Hen house	20 x 48	"	7'	"	4"	"	"	100.00
"	20 x 90	"	7'	"	4"	"	"	200.00
Double deck	"	"	"	"	"	"	"	"
Hen house	20 x 40	"	6'	"	4"	"	"	150.00
Shed	16 x 18	rgl "	8'	"	4"	"	poor	-

Electric light installed in buildings.

Total present day value \$ 1850.00

Total Value Buildings add to farm

\$ 1410.00

Is dwelling habitable without repairs? Yes

If not what is your approximate estimate of cost to make it

habitable?

DATE Aug 12/48
FARMER H. A. Rice

Describe the basement and chimney: No basement, 2 brick chimneys on bracket.

No. rooms downstairs? 6 Upstairs? attic How finished V-joint and shiplap.

Are buildings painted? No. Condition of paint

Distance from nearest bush About 100 feet from bush lot at west but no great fire risk.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

BC/123-P
BC/1543-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.00	slight slope south	clay loam 8"-10"	clay	1 $\frac{1}{2}$ ac. straws & rasps, fair condition	100.00	400.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
0.50	slight slope south	clay loam	clay	finish clearing	30.00	70.00
0.50	slight slope south or level	" " 8"-10"	"	clear scrub bush & stumps	150.00	10.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 490.00

Total added by buildings to value of farm \$ 1410.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 1900.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Farm in fairly good condition but vacant at present and beginning to get overgrown. Understand Japanese owner has been in occupation for about the last 11 years and developed it from bush.

Show most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Diversified farming with poultry and small fruits.

Unusual weeds: Fairly clean but some thistles and couch grass in spots.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Municipality of Maple Ridge

1942 Land and School Taxes \$50.09.

Date: June 13th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 11th day of June, 1942.

Inspector's Signature

F. D. PATTERSON

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Remarks: Property well located on Dawdney Trunk Rd. about $2\frac{1}{2}$ miles east of Naney and $\frac{1}{2}$ mile from Alexander Robinson School. AM informed it has been developed from bush by the Japanese owner in the last 11 years and the 4 acres cleared is therefore still fairly fertile vergin soil. Dwelling and outbuildings also are in fairly good clean serviceable condition. It has been operated mainly with poultry in conjunction with small fruit and for which it is well adapted.

Land fairly level with a slight southerly or westerly slope providing fairly good drainage fall. Fertile clay loam soil. Cultivated area fairly well underdrained with cedar to open ditches at boundaries.

33

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

~~1 lb. Strawberries, fair condition~~

~~1 cc. Raspberries,~~

G Orchard of fully 100 fruit trees, 3 to 10 years, mostly:
prunes with a few apples, cherry, plum and pear. Fair
condition.

Total \$

Amount fruit trees add to value of farm \$.

Scale 200' = 1 inch

Diagram of Property - In Rect, T & M. O.K.A. Highway
Lot 7 of the S.W. 1/4 Sec 22, T. 12, Map 1118 N.W.D. - 10 A.C.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1900.00

Date 14th June, 1942.

"I. T. BARNET"
District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 4838 & 4841

Reg. No. 13663 & 13662

506 Royal Bank Building,
Vancouver, B. C.

JUN 21 1944

Mr. Takuma OKA & Mrs. Mitsune OKA,
R.J. Fenns,
Box 26,
Raymond, Alberta.
Dear Sir:

Re: Lot 7 of the South West quarter of Section 22, Township 12,
Map 2118, District of New Westminster.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1866.00
Add:	
Unexpired insurance premium as at January 1st, 1943	11.28
	\$ 1877.28
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 1874.28

This amount has been placed to your credit and a statement of your ^{joint} account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1942 Aug 28 JH Curtin to court fees 60.-
 1942 Tax paid 55.09
 Nov 5 JH Curtin Police leave to May 6/43 133.01

1943

		Debit	Credit	Balance
Jan. 1	Balance Brought Forward	\$	\$ 137.92	\$ 137.92 Cr.
	Credit re Sale of Property		1874.28	
	Land Registry Office C. of E.	1.00		
Feb. 24	Cheque to you	100.00		
Mar. 1	J.H. Curtin rent for Dec. '42		5.00	
2	Army & Navy sign rental '41, '42, '43		6.00	
15	Sale of Incubators		115.00	
May 3	Cheque to you	100.00		
26	Trucking charges on linoleum	1.00		
		232.00	2138.20	

CR \$1936.20

1944

June 14	Ck - Sun Life Assurance Co. - premium policy # 2254234	50.90		
---------	---	-------	--	--

CR \$1,885.30

NAME OKA, Tokuro (Takuma)REGISTRATION NO. 13683FILE NO. 4838

The following chattels were sold by public
auction at Mission, B.C. on May 16, 1945.

Incubator	\$ 1.50 ✓
Brooder stove	2.25
Hand cultivator (broken)	0.50
Range	5.00
Bed	1.25
5 Chairs	1.50
Gramophone	2.00

Total

Less Expenses: (Auctioneer's Fee
& Advertising:
(Moving:

\$1.40

2.33

\$ 14.00

\$ 3.73

\$ 10.27

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. R.M. Anderson

Extracted from Auctioneering List No.

Mission 19.

Remarks.

Takuma Oka,
Reg # 13683,
Stirling Alta.,
May 9th/46.

Office of the Custodian,
Royal Bank Bldg.,
Vancouver B.C.

EVACUATION SECTION	
Rec'd.	MAY 13 1946
File No.	4838
Ans.	
Referred	Anderson

Dear Sir:-

I hereby make application to have
my and my wife's credits sent out to
the above address. Will you please send me
one total cost credit at your earliest
convenience.

I have been having you pay
my and my wife's insurance premiums
up to now. I shall in the future pay the insurance
premiums from out here.

Thanking you in anticipation of an
early settlement and - thanking you for the
past favors ;

I remain,

Yours truly,

Takuma, Oka # 13683,
Mitsuno Oka # 13682.

26th July, 1946.

Mr. Takuma Oka,
Registration No. 13683,
Stirling, Alberta.

Dear Sir:

We acknowledge receipt of your letter of the 29th June, and note your courteous remarks of dissatisfaction for the price received when your property and chattels were sold.

Your property was sold under the policy of liquidation decided upon by the Canadian Government at Ottawa on the basis of appraised valuations, and while we appreciate that this is a matter of personal concern to you, we are unable to consider any alternative in the matter.

It would appear from your list of chattels that there are quite a number of which we have no record, and which were left in the care of Mr. Curtin. We are today writing Mrs. Curtin making an enquiry about them and will advise you if we are successful in locating more.

Regarding the incubator that was sold for \$115.00, we assumed that the electric wiring etc., was part of the machine, and included same in the sale price. As the selling price was in excess of the figure you asked for, we have no doubt that you are satisfied with it.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

4838

30th July, 1946.

Mrs. J.H. Curtin,
Dewdney Trunk Road,
R.R. No. 1,
Whonnoek, B.C.

Dear Madam:

Re: Takuma OKA - Reg. No. 13683

We have received a letter from the above Japanese, from which it would appear that a quantity of chattels were left with your late husband, and as yet have not been accounted for. These items consist of:-

6 rolls of chicken netting
Cross cut saws
200 ft. of cable ($\frac{1}{2}$ -inch and $\frac{3}{4}$ inch)
2 pulley blocks
10 ft. chain
Sledge hammer
Pair of wedges

We would appreciate your advising us if you have these items, and if so, when it would be convenient to have them picked up.

Yours truly,

W.E. Anderson
Administration Dept.

WEA:HA

R. R. No. 1, Whonnock, B. C.,
August 7th., 1946.

W. E. Anderson, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Re Your Reg. No. 13683 Oka. -

Replying to your letter in this connection, I remember my late husband advising you that there were some things stored by Mr. Oka in a room over our sawdust building. I never knew what they were. However, some time after my husband's death a gentleman called from your Department and I told him where the goods were and showed him a ladder he could use to reach the attic. I was of the opinion they removed them as he said he intended to do. My son has looked up in this attic and says there is only a small amount of cable left.

Yours truly,

Mary A. Curtin.

Mrs. J. H. Curtin.

EVACUATION SECTION	
Rec'd	AUG 8 1946
File No.	4838
Author	W. E.
Referred	Anderson

Takuma Oka,
Stirling Alta.,
June 20th 1946

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUL 3 1946
File No.	4828
Ass.	
Referred	<i>Anderson</i>

Dear Sir:-

This is to acknowledge receipt of your letter
and cheques of \$4 instant.

I can not be satisfied with the sale
price of the property and house; although I guess I can't
help that at this date.

However I would like a more clear
account of the author's sale at which you got rid of my
chests.

I had left in my house, among other things,
the following:-

Kitchen Cabinet	\$20.	Abandoned
Cook stove used 3 yrs.	\$75.	Sold
Camp heater	\$12.	Abandoned
Incubator	\$10.	Sold
Left in care of J. H. Cantin		
Incubator	\$10.	
Chicken netting 150' per roll 6 rolls.		
Cross cut saws	\$18.	
Cable $\frac{1}{2}$ " - $\frac{3}{4}$ " 200'	} \$37.	
blocks 2 pc		
Chain 10'	\$3.	

Sledge Hammer	}	\$10.
Wedges 1 pr.		
Hand Cultivator		\$11. 50
Stove pipes 5" 14 pcs. (for brooder stoves)		\$14.20 at auction
Total		\$25 0. 20

This is a conservative estimate of the cost of the chattels left on my property and in care of Dr. Currier. Do you mean to tell me that you only received \$10.27 net from the auction sale of these articles?

Did you pick up the articles I have listed that I left in care of J.H. Currier?

I would certainly appreciate it very much if you will be kind enough to give me a statement regarding these articles.

Re:- Large incubator that you sold for me for \$115.00. left at Dr. Harmon's place.

I also had a box full of electric house wire, cords and switches and sockets. Did you include these in the sale with the incubator, or did you make the sale separate?

Thanking you in anticipation of an immediate reply.

I remain,
Yours truly,

5th June, 1946.

REGISTERED

Mr. Takuma OKA,
Registration No. 13683,
Stirling, Alberta.

Dear Sir:

We have received the letter of the 9th May, signed by yourself and your wife, asking for the balance of your funds here, and we take this opportunity of writing you both on the individual administration of your affairs by this Department.

You registered with this office on the 20th April, ¹⁹⁴² and at that time real property, which you declared was owned by yourself and your wife, became vested in the Custodian. Prior to your evacuation you leased the property to Mr. J.H. Curtin, for the period of one year from the 1st May, 1942, for a rental consideration of one-third of the net profits, after payment of expenses and taxes. Mr. Curtin as you know was very reliable and paid in to this office, the sum of \$114.16 from crop operations, plus an additional \$35.00 for the rental of the house, covering seven months at the rate of \$5.00 per month. He also arranged for the payment of the 1942 taxes by remitting sufficient funds to cover. He had deducted from the rental, the sum of \$1.24 which covered express charges paid on the shipment of goods to you.

No other rentals accrued to your benefit at this office as your property was sold as of the 1st January, 1943, to the Director of Veterans' Land Act, in accordance with the policy of liquidation decided upon by the Canadian Government. Full details of the property sale were sent to you and your wife on the 21st June, 1944, from which you will have noted that the sale proceeds were credited to the joint account in both your names. Legal fees amounting to \$15.00 in connection with the conveyance of the property were later charged to the joint account.

Both you and your wife declared that you owned chattels which were being left on the property. Our fieldmen shortly after your evacuation, made an inventory of them, and Mr. Curtin assured us that they would be well looked after. Shipments were made to you by Mr. Curtin and our Department, with the co-operation of the Department of Labour. Expenses of \$1.24 were paid by Mr. Curtin, and charged to you as previously advised, and \$1.00 for hauling expenses was paid from this office in this matter. The remaining saleable chattels that could be found on the property were removed and sold by public auction for the net sum of \$10.27, which has been credited to the joint account here. Some chattels were abandoned as being worn out and not saleable, and a few items were missing. We were unable to find out about the missing chattels as Mr. Curtin passed away very suddenly a short time before.

In your letter of the 15th February, 1943, you advised us of an electric

5th June, 1946.

Incubator left at the home of one of your previous neighbours, and stated that you wished it sold for the sum of \$100.00. The Custodian arranged its sale for \$115.00, as we advised you at that time. This sum together with \$6.00 collected from the Army and Navy Department Stores for sign space rental, was credited to your joint account here.

When registering with this office you declared having in your possession \$200.00 in Victory bonds. These were not brought under control by the Custodian. A \$100.00 bond was forwarded to this office on the 26th May, 1943, for safe-keeping. Interest coupons on this bond as they became due, were cashed during the time it was held, and the sum of \$4.50 was credited to your personal account here. The bond was returned to you in accordance with your request of the 13th September, 1944. You also declared that you had a Sun Life Insurance policy, but this was not brought under control by the Custodian. However at your request, insurance premiums were paid in November, 1944 and 1945, in the amount of \$41.95 each time.

Attached hereto please find Custodian cheque in the amount of \$4.50 being the credit in your personal account here, derived from the interest on your bond. We are attaching also, a detailed statement of the joint account of yourself and your wife from the date one was last sent to you. You will note that the credit balance is \$245.77, and we are forwarding a cheque, enclosed with our reporting letter to your wife, made payable to you both jointly.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encls (3)

V.L.A. File 4841
4838

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

NOV 20 1947

JL 213
6c 123P 1543 A.
Sm 14

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME Oka Mitsuno and Oka Takuma (Joint) (RCMP) Reg. Nos. 13683
(Print) Surname Given Name 13682
- (2) Pre-Evacuation Address Haney, B.C.
- (3) Present Address Stirling, Alta.
- (4) REAL ESTATE
- (a) Street Address (if any) Dawdney Trunk Road, Haney
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Lot 7, S.W. Quarter,
Section 22, Twp. 12, Map 3118, District of New Westminster.
TEN ACRES
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~RAZORBACK~~ FARM
(ii) ~~RAZORBACK~~ Type of business
(iii) ~~RAZORBACK~~
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) FULL TITLE HELD JOINTLY BY HUSBAND AND WIFE
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land 5A, cleared, 5A, bush, 100 fruit trees - - - - \$ 1500.00
(ii) Buildings - - - - - \$ 2000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3500.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 1866.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1634.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
HANEY
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
IN HOUSE
- (c) How stored or packed at time of evacuation AS WAS

(over)

- (d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

WITH MR. J. H. CURTIN AND LATER TURNED OVER TO THE CUSTODIAN
File No. 4841 Office of the Custodian

- (e) Itemized description of personal property which is the subject of the claim:

1. Kitchen range, 2 heaters, farm	Estimated Value \$	
2. implements, incubator and other	Estimated Value \$	
3. household effects (oil incubator)	Estimated Value \$	200.00
4. _____	Estimated Value \$	Custodi
5. _____	Estimated Value \$	Sale
6. _____	Estimated Value \$	Price
7. _____	Estimated Value \$	10.27
8. _____	Estimated Value \$	
9. _____	Estimated Value \$	
10. _____	Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 189.73

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1823.73

- (6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no YES
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

LETHBRIDGE

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,

of

TO WIT:

I, Mitsuoka of the 20th
of Raymond in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the 20th

of Raymond

in the Province of Alberta

this 15th day of November

A.D. 1947.

W. L. Jones
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

*with Oka
Apr 12/48*

File # 4841 & 4838

Itemizes list of personal property :

1 incubator	25.00	1.50
2 brooder stoves	25.00	2.25 (1)
1 hand cultivator	8.00	50
1 kitchen range	40.00	5
2 beds	10.00	1.25 (1)
5 chairs	10.00	1.50
1 gramophone	25.00	2
200' $\frac{1}{2}$ " cable	10.00	
2 chokers		
1 dog hook	10.00	
1 logging chain }		
2 blocks	7.00	
1 new 8' crosscut saw }		
2 used " "	10.00	
6 rolls 6' chicken fencing	20.00	
	200.00	

 *Takuma Oka.*
Mitsuno Oka

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,

August 17th, 1948.

IN THE MATTER OF THE CLAIM OF
MITSUNO & TAKUMA OKA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

H. Oka,
In Chief.

THE SECRETARY: Case No. 579, Mitsuno Oka and Takuma Oka.

THE SUB-COMMISSIONER: Are you going to deal with both of these claims, Mr. Huckvale?

MR. HUCKVALE: Yes, sir, it is a joint ownership, sir, and I am just going to call the one witness, Mr. Oka.

THE SUB-COMMISSIONER: Just one witness?

MR. HUCKVALE: Yes, sir.

10 THE SUB-COMMISSIONER: All right, thanks.

TAKUMA OKA, one of the claimants herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Oka, you and your wife have a claim respecting farmland in British Columbia, is that correct?

A Yes.

Q And that property is described as Lot 7 of the Southwest Quarter of Section 22, Township 12, Map 3118, in the District of New Westminster?

20

A Yes.

Q Now you and your wife were registered as joint owners of that property, is that correct?

A Yes.

Q Now with respect to that real estate I want you to take a look at this form, if you will (indicating)?

A: Yes.

Q Have you read that or had it read over to you, you and your wife?

30 A Yes, I have read it.

Q And have you both signed it?

A Yes.

Q Now I notice that you have made a correction in here and that is with regard to the second chicken house. It should have been 1937 when it was built, is that correct?

A Yes.

10 MR. HUCKVALE: Perhaps my friend would refer to his copy of the form. It has been corrected in this one I have, but I do not think it has in the one he has.

Q Can you tell me, Mr. Oka, if the statements made in that form are true and correct to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And perhaps my friend would file the appraisal on behalf of the Crown.

20 (APPRAISAL MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Oka, you and your wife bought this land from some people named Thomas Walter Hallis and Halbert Menzies?

A Yes.

Q On the 26th of May, 1931?

A: Yes.

Q Is that the agreement under which you purchased (indicating)?

A: Yes.

Q And you agreed to pay \$800.00?

A Yes.

30 Q And did you pay the \$800.00?

A Yes.

Q When did you finish paying; do you remember?

A It is written there.

Q Perhaps you can tell me. Ask him if he can tell me there when he finished paying for it?

A On June 9th, 1931.

MR. HUCKVALE: I will tender that, sir.

(AGREEMENT MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Was this land your sole source of
10 livelihood?

A: Yes.

Q And did you bring up your family on the farm?

A Yes.

Q And how many children did you have?

A We now have seven children.

Q Seven?

A: Yes.

Q And how old were they when you left the place, Mr. Oka? Just tell me how old is the oldest one, or how old he was when you came here?

A The oldest was nine at the time we evacuated.

20 Q And how many children did you have on this farm? You say you have seven now. How many did you have on the farm?

A We had five children at the time we evacuated.

Q Now you also claim with respect to certain personal chattels, is that right?

A Yes.

Q I show you this form (indicating). Will you look at that, please?

A Yes.

30 Q And have you read that over or had it read over to

T. Oka,
In Chief.

you?

A Yes, I have.

Q Have you and your wife both signed it?

A Yes.

Q And are all these particulars true and correct to the best of your knowledge, information and belief?

A Yes, they are.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 4).

10 MR. HUCKVALE: And perhaps my learned friend would file the personal property analysis now.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Q: Do you remember claiming for a land cultivator?

A Yes.

Q What shape was it in when you were evacuated?

A In fairly good condition.

Q Was it broken?

A No, it wasn't broken at the time I left it. If
20 someone else used it, it might have been damaged in the meantime.

THE SUB-COMMISSIONER: That is the same as the garden cultivator mentioned in here, is it?

MR. HUCKVALE: Yes, it is described in my form as a garden cultivator and in the analysis as a land cultivator.

MR. RICE: It is just the one machine.

MR. HUCKVALE: That is all it is.

Q Now you had 2,000 shingles on the place, you
30 tell us?

A Yes.

Q Where were they stored?

A In the incubator house.

Q What condition were they in?

A They were new because they had not been used at all.

Q I think that is all. Will you answer Mr. Rice,
please.

MR. RICE: I am submitting, your Honour, that the real
estate was sold at its fair value.

10 I am submitting that the chattels sold and
disposed of by the Custodian were sold at their
fair value. I am submitting that other chattels
were turned over by the claimant to a person other
than the Custodian and the Custodian is not
responsible for their loss.

I wish to tender, your Honour, as an exhibit
an analysis of the real estate claim.

(ANALYSIS MARKED EXHIBIT NO. 6).

CROSS-EXAMINATION BY MR. RICE:

20 Q Before you were evacuated you leased your property
to James H. Curtin, did you not?

A I leased the crop to him.

Q Leased the crop to him?

A Yes.

Q And the chattels, where did you leave them?

A I left them in Mr. Curtin's barn.

Q Left them in Mr. Curtin's barn?

A Yes.

30 Q Did Mr. Curtin ever send any of your chattels to
you?

A: Mr. Curtin

T. Oka,
Cross-Exam.

never sent me anything but the Custodian sent me the things that were stored in the barn and in the incubator -- the things that were left in the barn and in the incubator house.

Q I refer you to Exhibit 4. Are those chattels all the chattels which you are now claiming or the value, at least, of those chattels?

A Yes, just these items only.

Q Just these items only?

A: Yes.

10 Q That is all you are claiming?

A Yes, I am not claiming for the other things.

MR. RICE: I observe, your Honour, that those chattels total up to \$114.00 whereas the claim is filed for \$200.00. That is all I have.

THE SUB-COMMISSIONER: All right, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

S. R. Howard
"S. R. HOWARD"
OFFICIAL REPORTER.

20

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

SUB-COMMISSIONER.

30

Defence Brief

Mitsuno OKA
and
Takuma OKA

File No. 4838, 4841

Case No. 579

LETHBRIDGE
17 August 1948
V.L.A.
Sheet A. 14 - 8

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

Lot 7 of Sec. 22, Township 12, Map 3118.

Claim

\$3500.

Appraised at

\$1900.

Sold for

\$1866.

Witness: Appraiser, J. D. Patterson.

Appraiser (Patterson) reports - House
10 years old, no basement. Farm in
fairly good condition.

Appraiser (~~Garnet~~) reports - Property
well located. It has been operated
mainly with poultry. Orchard of
about 100 fruit trees in fair con-
dition.

It is submitted that the real estate
was sold at its fair value.

PERSONAL PROPERTY CLAIM

Claim 2

(All claims shown are Gross)

Household Goods & Farm Equipment

Amended Claim

\$114.

(Trans. Page 7)

The property was leased to Mr. Curtin
and claimant stated that he left all
his goods in Mr. Curtin's barn.

(a) Goods value	\$79.	Sold by Auction for \$9.25
(b) " "	\$ 8.	Declared not found.
(c) " "	\$27.	No record at any time.
	<u>\$114.</u>	

Mitsuno OKA
Takuma OKA
Case No. 579

-2-

The Blocks, Saws, Chain & Stumper
were not declared and were never
found.

Other goods sold by Auction for
\$4.75 were not claimed for.

It is submitted that the chattels
sold and disposed of by the Custodian
were sold at their fair value, and
that other chattels were turned over
by claimant to a person other than
the Custodian and the Custodian is
not responsible for their loss.

Summary of Defence Witnesses

J. D. Patterson

J. H. Harkins

R. M. Anderson

Where required

1 Appraiser

2 (a) Auctioneer

2 (a) Staff

BMP/mw

Name of Claimant

OKA, Mitsuo
"Takuma"

Case

579

Custodian File

4841 & 4838

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
					1866.00	1888.45			30.00 1888.45
PERSONAL PROPERTY									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
79.00	9.85	2.77	11.71%	8.00	.93		5.70		
TOTAL RECOMMENDATION									1942.15.

4838 & 4841

October 3rd, 1950.

Mr. & Mrs. Takuma OKA,
Stirling, Alberta.

Dear Sir & Madam:

Re: Japanese Property Claims Commission
Case No. 579

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourselves covering the award recommended under the above Commission, for the sum of \$1,942.15.

Cheque for \$1,846.31 is enclosed herein, and the sum of \$95.84 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.